

KARL F. DEAN
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 1221 Forrest Park Drive January 16, 2013

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

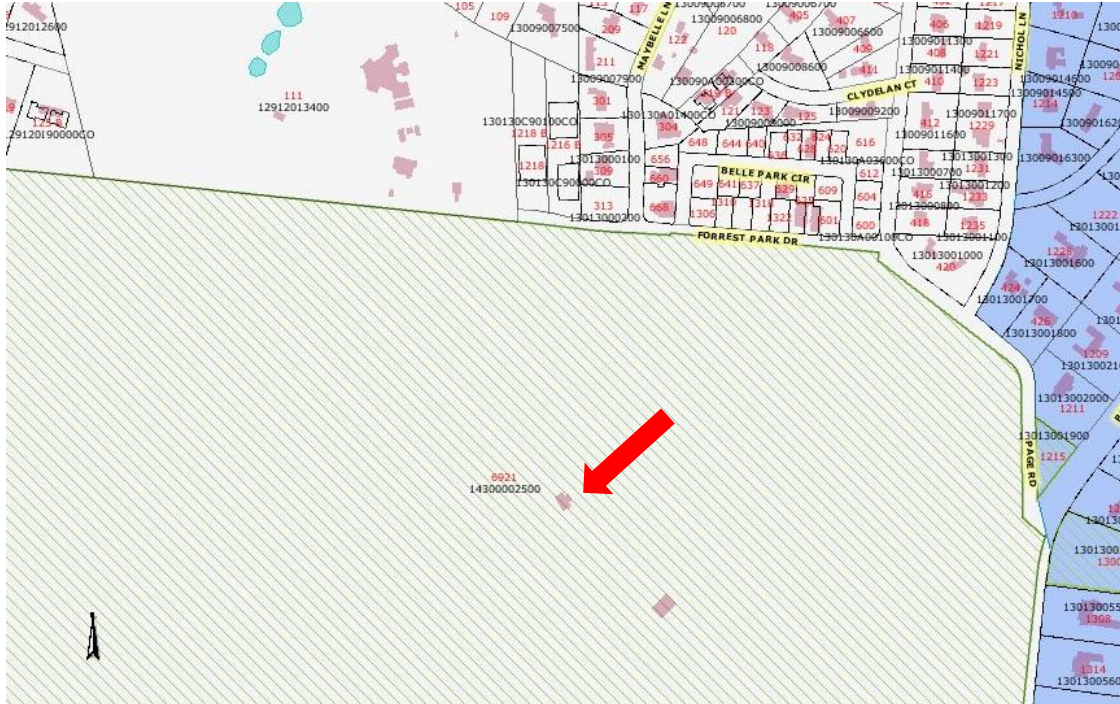
Application: Demolition
District: Historic Landmark Zoning Overlay
Council District: 99
Map and Parcel Number: 14300002500
Applicant: East Lake Contractors
Project Lead: Michelle Taylor, michelle.taylor3@nashville.gov

Description of Project: This project is to demolish the Percy Warner Golf Course Clubhouse, located within the *Warner Park Historic District*, and constructed in 1965.

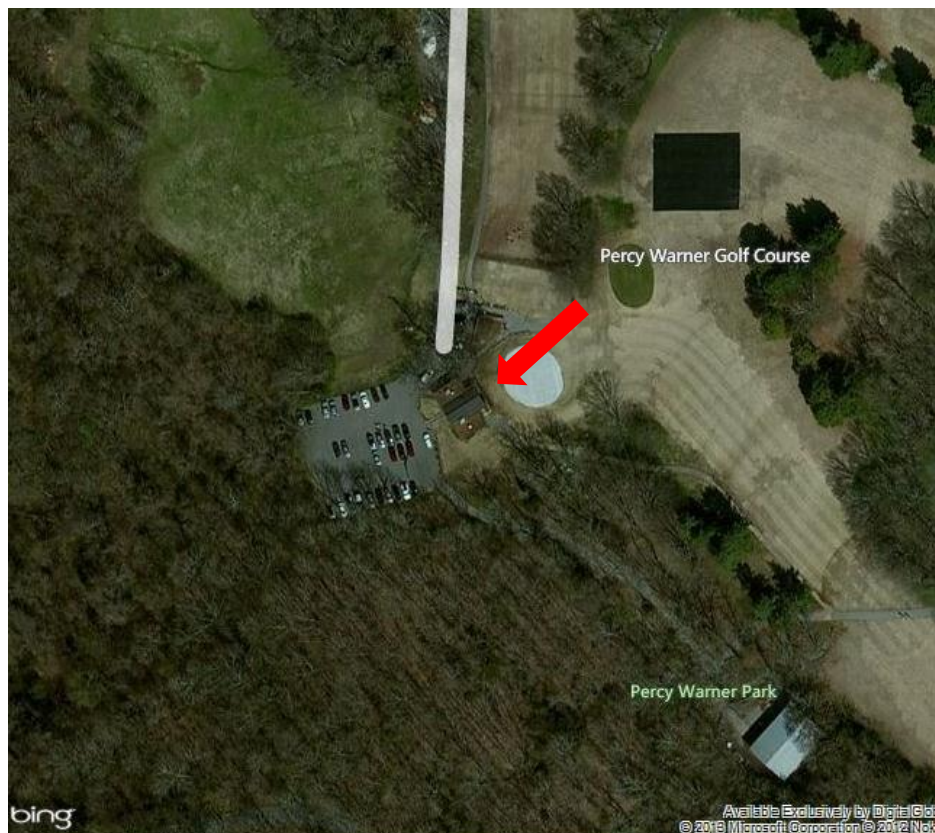
Recommendation Summary: Staff recommends approval of demolition of the clubhouse, as the project meets all guidelines for demolition.

Attachments
A: Photographs

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B. 1. Demolition is not appropriate.

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

2. Demolition is appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.

Background: 1221 Forrest Park Drive, the Percy Warner Golf Course Clubhouse is considered non-contributing to the *Warner Park Historic District* based on its date of construction.

Analysis and Findings:

This project is to demolish the Percy Warner Golf Course Clubhouse, located within the *Warner Park Historic District*, and constructed in 1965. At this time, no plans for a new clubhouse have been provided.

Demolition: The period of significance for the *Warner Park Historic District* is roughly 1927 to 1941, which encompasses the time when the park was initially established and designed. The clubhouse was constructed in 1965, well outside the period of significance. Because the current clubhouse does not contribute to the site's historical and architectural character staff recommends approval of demolition as meeting section III.B.1 of the design guidelines.

